



38 Hall Avenue

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



**38 Hall Avenue**  
Leek  
Staffordshire, ST13 6BU

- \*This end of row terrace property offers good sized three bed roomed accommodation, off street parking and a generous rear garden.
- \*The well presented family home is located in a convenient position for shops, schools and amenities and for the town centre.
- \*Benefiting from Upvc double glazing and gas fired central heating.
- The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Conservatory, Utility Area and W.c to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- Driveway to from providing off street parking and a good sized rear garden offering good privacy and is relatively low maintenance for up keeping.
- The property is considered an ideal family purchase and is offered with No Upward Chain involved.

**Offers in the region of: £165,000**



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Leek Office - 01538 383344



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**BURY &  
HILTON**  
EST. 1978







# Accommodation

## Entrance Hall

Stairs off. Radiator.

## Living Room 19' max x 12'2 (5.79m max x 3.71m)

Radiator x 2. Fire place. Laminate flooring.

## Kitchen Area 12'4 x 9'9 (3.76m x 2.97m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and extractor unit above. Electric oven. Plumbing point. Radiator. Access to:

## Conservatory 9'3 x 8'8 (2.82m x 2.64m)

Radiator. Double doors to side.

## Utility Area

Plumbing point. Radiator.



WC

W.c. Tiled floor.

## Landing area

Coving. Loft access. Cupboard housing central heating boiler.

## Bedroom 12'1 x 10'9 (3.68m x 3.28m)

Radiator. Fitted wardrobes.

## Bedroom 10'3 x 8'3 (3.12m x 2.51m)

Radiator.

## Bedroom 12' x 6'10 (3.66m x 2.08m)

Radiator.

## Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

## Outside

Driveway to from providing off street parking and a good sized rear garden offering good privacy and is relatively low maintenance for up keeping.



### Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

### Council Tax Band 'B'

### Viewing

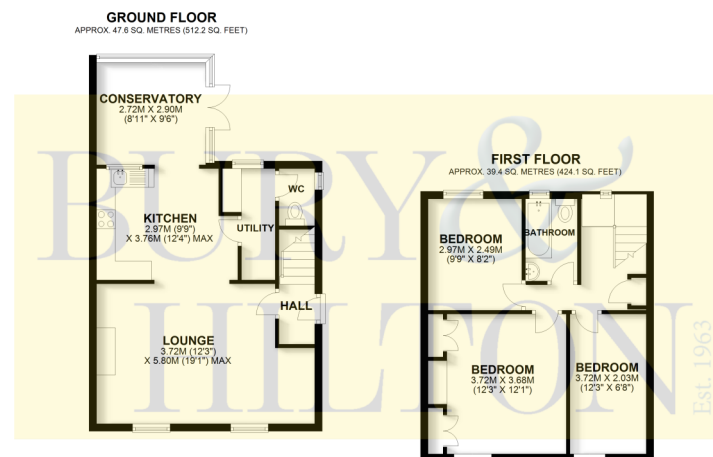
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### Method of Sale

This property is to be sold by Private Treaty

### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



TOTAL AREA: APPROX. 87.0 SQ. METRES (936.4 SQ. FEET)  
Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
 Plan produced using PlanUp.



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